

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Administration and Urban Development Department – Visakhapatnam Urban Development Authority, Visakhapatnam - Change of land use from Public & Semi Public Use to Commercial Use in Sy.No.205 of Maharanipeta Ward, Visakhapatnam Urban (M), Visakhapatnam District to an extent of 354.60 Sq.Mtrs. – Draft Variation Issued – Confirmed – Orders – Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H2) DEPARTMENT

G.O.MS.No. 178

Dated:06.09.2014.
Read the following:-

1. G.O.Ms.No.345 M.A. & U.D. (H2) Department, Dated:30.06.2006.
- 2 From the Vice Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam, Lr.Rc.No. 2853/2013/L4, Dated:22.06.2013.
3. Government Lr.No.14452/H2/2013, MA&UD (H2) Department, Dated:28.06.2013.
4. From the Vice Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam, Lr.Rc.No. 2853/2013/L4, Dated:19.12.2013.
5. Government Memo.No.11411/I2/2011, MA&UD (I2) Department, Dated:30.06.2012.
- 6 Government Memo.No.14452/H2/2013, MA&UD (H2) Department, Dated:11.02.2014.
- 7 From the Commissioner of Printing Press A.P. Gazette No.63, Part-I, Dated:13.02.2014.
- 8 From the Vice Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam, Lr.Rc.No. 2853/2013/L4, Dated:19.03.2014.

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O R D E R:

The draft variation to the land use envisaged in the Master Plan for Visakhapatnam sanctioned in G.O.Ms.No.345 MA, dated: 30.06.2006 was issued in the Government Memo 6th read above and published in the Extraordinary issue of Andhra Pradesh Gazette No.63, Part-I, dated:13.02.2014. In the reference 8th read above, the Vice Chairman, Visakhapatnam Urban Development Authority has reported that, a paper notification has been issued in two News Papers calling objections and no objections have been received within the stipulated period and also reported that the applicant has paid an amount of Rs.29,148/- towards conversion charges. Hence, the draft variation is confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

Dr. D. SAMBASIVA RAO
PRINCIPAL SECRETARY TO GOVERNMENT

To

The Commissioner of Printing, Hyderabad.

The Vice Chairman,

Visakhapatnam Urban Development Authority, Visakhapatnam.

Copy to:

The applicant through Vice Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam.

The Commissioner,

Greater Visakhapatnam Municipal Corporation, Visakhapatnam.

(P.T.O.)

The Special Officer & Competent Authority, Urban Land Ceiling, Visakhapatnam.
The District Collector, Visakhapatnam District, Visakhapatnam.

// FORWARDED :: BY :: ORDER //

**SECTION OFFICER
NOTIFICATION**

The following draft variation to the land use envisaged in the Master Plan of Visakhapatnam which was sanctioned in G.O.Ms.No.345 M.A. & U.D. (H2) Department, dated 30.06.2006, proposed in exercise of the powers conferred by Sub-section (2) of Section 12 of Andhra Pradesh Urban Areas (Development) Act, 1975 (Act-I of 1975) read with Rule 13-A of Urban Development Authority (Visakhapatnam) Rules, 1977 the same have been previously published in the Extraordinary issue of Andhra Pradesh Gazette No.63, Part-I, dt:13.02.2014 as required by sub-section (2) of the said section.

VARIATION

The site falling in T.S.No.205 in Block No.11 of Maharanipeta Ward, Visakhapatnam Urban (M), Visakhapatnam District to an extent of 354.60 Sq. Mtrs., the boundaries of which are given in the schedule below, which is presently earmarked for Public & Semi Public Use in the Zonal Development Plan of Visakhapatnam, sanctioned in G.O.Ms.No.345 M.A. & U.D. (H2) Department, dt.30.06.2006 is now designated for as Commercial Use by variation of change of land use, as the proposed site is abutting existing 100 feet wide road and surrounded by Commercial shopping complexes, Cinema Theaters, Office buildings etc., as shown in Map No.19/2013, which is available in the office of the Visakhapatnam Urban Development Authority, Visakhapatnam, subject to the following conditions; namely:-

1. that the applicant shall pay the development / conversion charges to the Visakhapatnam Urban Development Authority before issue of confirmation orders.
2. that the applicant shall hand over the land for road widening if any on free of cost to the concerned authority through Registered Gift Deed.
3. that the applicant shall obtain approval of building plans for construction of buildings from Greater Visakhapatnam Municipal Corporation, Visakhapatnam duly paying necessary charges to Greater Visakhapatnam Municipal Corporation and Visakhapatnam Urban Development Authority as per rules in force.
4. that the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Visakhapatnam Urban Development Authority/Greater Visakhapatnam Municipal Corporation before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
5. the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
6. after approval of the change of land use the applicant have to apply to Visakhapatnam Urban Development Authority for necessary development permission duly paying the charges / fees to Visakhapatnam Urban Development Authority.

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7. the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
8. any other conditions as may be imposed by Vice Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam.

SCHEDULE OF BOUNDARIES

North : Existing Kumar Shirts building Door No.28-2-13 in T.S.No.205 of Maharanipeta, Visakhapatnam.
East : Existing Building Door No.18-1-3 in T.S.No.204 of Maharanipeta, Visakhapatnam.
South : Site belongs to Sri G.Subrahmanyam & others in T.S.No.205 of Maharanipeta, Visakhapatnam.
West : Existing 30 Mtrs. wide road.

**Dr. D. SAMBASIVA RAO
PRINCIPAL SECRETARY TO GOVERNMENT**

SECTION OFFICER